

# Development Project/Retail Commercial Building For Sale

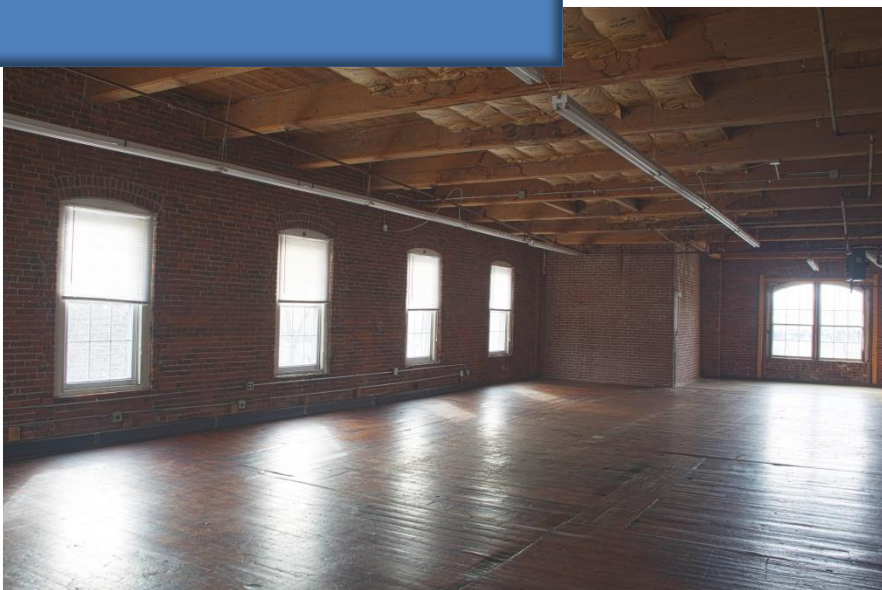


- ❖ 196 ft. Road Frontage on Union Avenue
- ❖ 320 ft. River Frontage on Winnepesaukee River
- ❖ Urban Commercial Zoning
- ❖ 24,576+/- SF

*“Don’t miss out on this rare opportunity!”*

## \$349,000

84 Union Avenue, Laconia



**WEEKS**  
COMMERCIAL



**STEVE WEEKS, JR.**

Broker / Owner

528-3388 Ext. 301

[swEEKS@weekScommercial.com](mailto:swEEKS@weekScommercial.com)

[www.weekScommercial.com](http://www.weekScommercial.com)

350 Court St.  
Laconia, NH 03246

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# PROPERTY DETAILS

<b>GENERAL</b>	
Zoning	Urban Commercial
Flood Zone	Yes – Zone B
Traffic Count	15,000+/- Cars Per Day
Elevators	Freight Elevator Decommissioned Several Years Ago
Ceiling Height	14+/- Feet
Site Status	Available

<b>TAX DATA</b>	
Taxes	\$5,773
Tax Year	2019
Tax Map/Lot No.	422/220/10
Current Tax Rate/1000	\$20.59
Land Assessment	\$106,000
Building Assessment	\$174,400
Total Assessed Value	\$280,400

<b>PROPERTY DATA</b>	
Lot Size	0.643+/- Acres
Road Frontage	196+/- Feet on Union Avenue / 91 Feet on Mill Street
River Frontage	320+/- Feet on Winnepesaukee River
Number of Buildings	1
Building Square Footage	24,576+/- SF
Number of Floors	3

<b>CONSTRUCTION</b>	
Exterior	Brick/Masonry
Roof Type	Membrane
Foundation	Stone with Cement Floor
Insulation	Adequate
Year Built	1920

Deed 1014/0570 \*See Deed for Restrictions

<b>SERVICE DATA</b>	
Water	City
Sewer	City
Heat	Natural Gas / Hot Water
Electrical	3 Phase
Sprinkler	Dry / Full

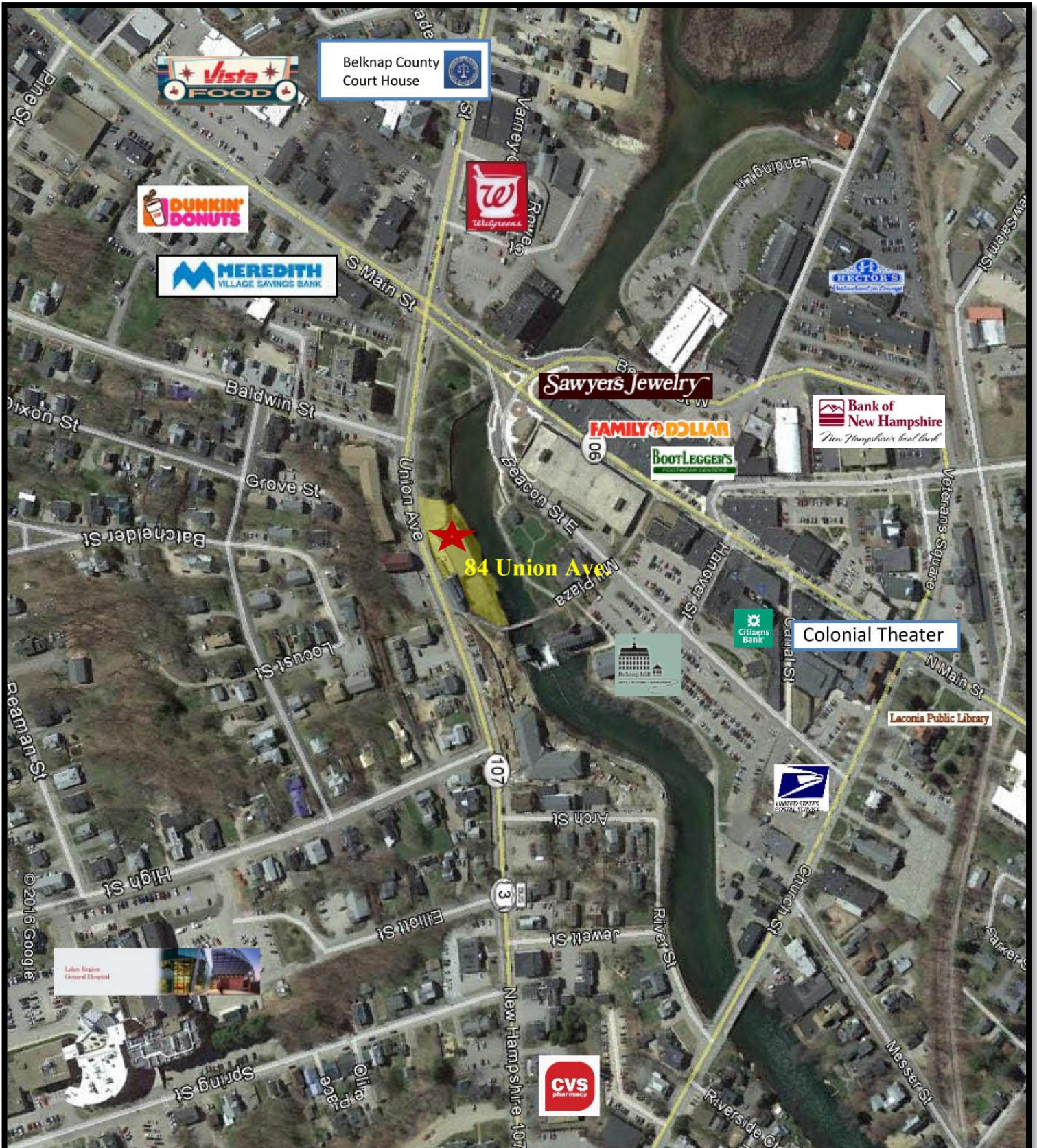
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# PHOTOS



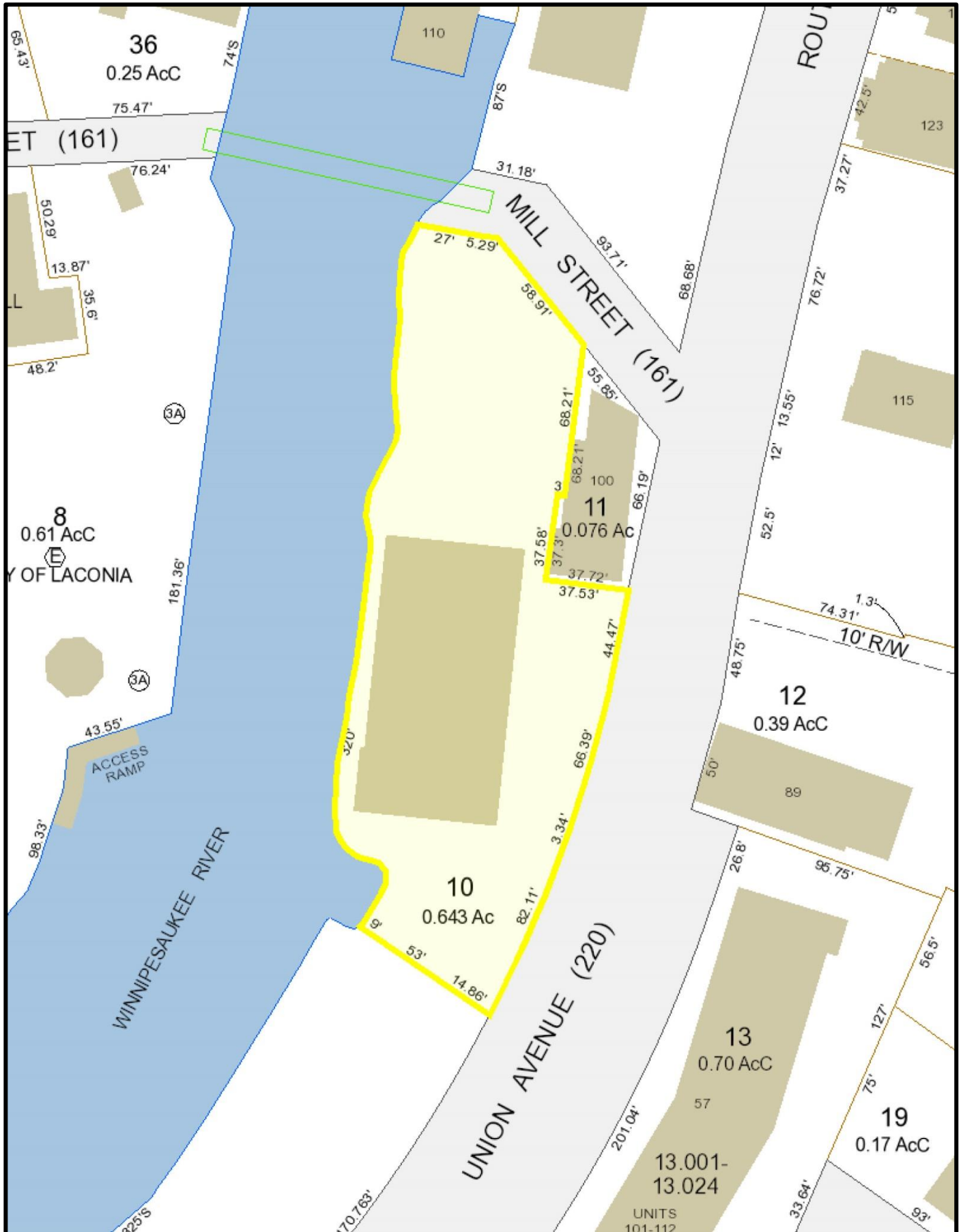
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# GOOGLE EARTH MAP



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# TAX MAP



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# PERMITTED USES

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City of Laconia

Table I

Table of Permitted Uses

[Amended 12-8-1997 by Ord. No. 12.97.12; 10-26-1998 by Ord. No. 08.98.08; 5-22-2000 by Ord. No. 05.2000.05; 8-13-2001; by Ord. No. 05.2001.05; 10-22-2007 by Ord. No. 13.2007.13; 1-28-2008 by Ord. No. 01.2008.01; 3-9-2015 by Ord. No. 01.2015.01; 5-8-2017 by Ord. No. 2017-235-04; 6-26-2017 by Ord. No. 2017-235-05; by Ord No. 2019-235]

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL USES	P	CR	UC	C	IP	I	AI
C	C	C	C	C	C	Cluster subdivision - conventional housing	N	C	N	N	N	N	N
N	N	N	N	N	N	Combined dwelling unit(s)/business(es)	P	P	P	P	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing	P	N	P	P	P	P	P
N	N	N	P	P	P	Manufactured housing park	N	N	N	N	N	N	N
C	C	C	C	N	N	Manufactured subdivision	N	N	N	N	N	N	N
N	N	N	E	E	P	Multifamily dwelling	E	P	P	P	N	N	N
P	P	P	P	P	P	Single-family	P	P	P	P	N	N	N
N	N	N	P	P	P	Two-family dwelling	P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES	P	CR	UC	C	IP	I	AI
E	E	E	E	E	E	Accessory dwelling unit	E	E	E	E	N	N	N
P	P	P	P	P	P	Building	P	P	P	P	N	N	N
P	P	P	P	P	P	Home occupation	P	P	P	P	N	N	N
P	P	E	E	N	N	Greenhouse	N	C	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels	N	E	E	E	N	N	N

P - Permitted, E - Special Exception, C - Conditional Use Permit, N - Not Permitted, \* - Special provisions in district, see Article VII.

RR1-Rural Residential 1                      RA-Residential Apartment  
 RR2-Rural Residential 2                      P-Professional                                      IP-Industrial Park  
 RS-Residential Single Family                      UC-Urban Commercial                                      I-Industrial  
 SFR-Shorefront Residential                      CR-Commercial Resort                                      AI-Airport Industrial  
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RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES (continued)	P	CR	UC	C	IP	I	AI
P	P	P	P	P	P	Outdoor storage	P	P	P*	P*	N	N	N
P	P	E	P	P	P	Road side stand	P	P	P	P	N	N	N
P	P	P	P	P	P	Roomers, less than three	P	P	P	P	N	N	N
P	P	P	P	P	P	Shelter, emergency	P	P	P	P	P	P	P
P	P	P	E	N	N	Stable	N	E	N	N	N	N	N
P	P	P	P	P	P	Storage of travel trailers, campers, boats	P	E	P*	P*	N	N	N
P	P	P	P	P	P	Swimming pool	P	P	P	P	N	N	N
P	P	P	P	P	P	Yard sales	P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL - SPECIAL SERVICE	P	CR	UC	C	IP	I	AI
N	N	E	P	E	E	Assisted living facility	E	P	E	E	N	N	N
C	C	C	C	C	C	Bed-and-breakfast	C	P	P	P	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house	E	P	E	E	N	N	N
E	E	E	E	P	P	Dormitory	N	E	E	E	N	N	E
N	N	N	N	P	E	Emergency shelter/housing	P	E	E	E	N	N	N
N	N	N	N	E	P	Transitional housing	E	N	E	E	N	N	N

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**Table of Permitted Uses City of Laconia**

RR1	RR2	RS	SFR	RG	RA	EDUCATION/CULTURAL USES	P	CR	UC	C	IP	I	AI
E	E	E	E	N	N	Library/museums/gallery	P	P	P	P	N	N	N
E	E	E	P	P	P	Place of worship, including associated residential	P	P	P	P	N	N	N
E	E	E	E	E	E	Preschool/kindergarten	P	E	E	E	E	E	E
E	E	E	E	N	N	School, trade/vocational	P	E	P*	P*	E	E	E
E	E	E	E	P	P	School, college/university/community college	N	E	C	C	N	N	E
E	E	E	E	P	P	School, elementary/secondary	N	E	E	E	N	N	E
RR1	RR2	RS	SFR	RG	RA	BUSINESS	P	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Eating and drinking place	P	P	P	P	E	E	E
N	N	N	N	N	N	Flea/farmer's market	E	C	P*	P*	N	N	N
E	E	E	P	E	E	Neighborhood store	E	P	P	P	E	E	E
N	N	N	N	N	N	Retail sales	E	P	P	P	N	N	E
N	N	N	N	N	N	Sexually oriented business	N	N	P*	P*	N	N	N
N	N	N	N	N	N	Shopping center/mall	N	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	SERVICE	P	CR	UC	C	IP	I	AI
E	E	E	E	E	E	Artist/craftsman studio	P	P	P	P	N	N	N
C	C	C	C	C	C	Day care/day nursery	C	C	C	C	C	C	C
N	N	N	N	N	N	Equipment/appliance repair/service	N	P	P	P	N	E	E
N	N	N	N	N	N	Financial institution or business office	P	P	P	P	P	P	P
N	N	N	N	E	E	Funeral establishment - mortuary	P	N	P	P	N	N	N
N	N	N	N	N	N	Alternative treatment center/cultivation site	N	N	N	N	C	C	C

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RR1	RR2	RS	SFR	RG	RA	SERVICE (continued)	P	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Hospital/health care facility	P	P	P	P	P	P	P
N	N	N	P	N	N	Hotel/motel/inn	E	P	P	P	N	N	E
N	N	N	N	E	E	Laundromat	P	P	P	P	P	P	P
N	N	N	N	E	E	Personal service shop	P	P	P	P	N	N	E
N	N	N	N	N	N	Professional office	P	P	P	P	P	P	P
N	N	N	N	N	N	Trades shop/repair	E	E	P	P	N	N	P
E	E	N	N	N	N	Veterinary/kennel/comm. breeding	E	E	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT USES	P	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Amusement arcade	N	P	P*	P*	N	N	E
N	N	N	N	N	N	Amusement park	N	P	E	E	N	N	N
C	C	C	N	N	N	Arts center	C	P	P	P	N	N	N
E	E	N	E	N	N	Campground, RV/tent	N	C	N	N	N	N	N
N	N	E	E	N	N	Conference center	N	P	P	P	N	N	N
C	C	C	N	N	N	Equestrian stable/center	N	C	N	N	N	N	N
N	N	N	N	N	N	Indoor recreational facility	N	P	P	P	P	P	P
N	N	N	N	N	N	Movie theater, including drive-in	N	P	P*	P*	N	N	N
N	N	N	N	N	N	Nightclub/dance hall	N	P	P	P	N	N	N

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E	E	E	E	N	N	Outdoor recreational facility				N	P	E	E	P	P	N
N	N	N	N	N	N	Private Club <sup>1</sup>				E	P	P	P	N	N	N
[NOTE: Permitted as an accessory use to other permitted uses in this category]																
RR1	RR2	RS	SFR	RG	RA	WATER-RELATED/DEPENDENT USES				P	CR	UC	C	IP	I	AI
E	N	N	P	N	N	Commercial beach				N	P	N	N	N	N	N
N	N	N	N	N	N	Dry slips				N	C	C	C	C	P	P
E	N	N	E	N	N	Marina/yacht club				N	C	C	C	N	C	N
N	N	N	N	N	N	Watercraft long term storage				N	C	C	C	P	P	P
E	N	N	E	N	N	Marine vehicle sales and service				N	P	P*	P*	N	P	N
E	N	N	P	N	N	Watercraft launch/rental				N	P	P*	P*	N	P	N
N	N	N	N	N	N	Watercraft repair/building				N	P	E	E	P	P	P

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N	N	N	N	N	N	Commercial printing/photographic processing				N	E	P	P	P	P	P
N	N	N	N	N	N	Dry cleaning establishment				N	N	C	C	P	P	P
N	N	N	N	N	N	Fuel, wholesale/bulk storage and sales				N	N	E	E	P	P	P
N	N	N	N	N	N	Indoor storage, self-service				E	N	P*	P*	P	P	P
N	N	N	N	N	N	Lumber yard/construction yard				N	N	E	E	P	P	N
N	N	N	N	N	N	Manufacturing				N	N	C	C	P	P	P
N	N	N	N	N	N	Packaging and processing				N	N	P	P	P	P	P
N	N	N	N	N	N	Product assembly/testing				N	N	C	C	P	P	P
N	N	N	N	N	N	Research and development				E*	N	E*	E*	P	P	P
N	N	N	N	N	N	Warehouse				N	N	C	C	P	P	P
N	N	N	N	N	N	Wholesale distribution center				N	N	C	C	P	P	P
RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION				P	CR	UC	C	IP	I	AI
E	E	N	N	N	N	Airport/heliport				N	N	E	E	E	E	N
N	N	N	N	N	N	Car wash/detailing				N	E	C	C	N	N	N
N	N	N	E	N	N	Commercial parking garage or lot				E	P	P*	P*	E	E	E
N	N	N	N	N	N	Salt storage shed				N	E	N	N	P	P	P
N	N	N	N	N	N	Taxi service				N	P	P	P	P	P	P
E	E	E	E	E	E	Transit station				P	P	P	P	P	P	P
N	N	N	N	N	N	Truck Rental Establishment				P	N	P	P	P	P	P

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N	N	N	N	N	N	Truck terminal					N	N	E	E	P	P	P
N	N	N	N	N	N	Vehicle dealership, sales and service					N	N	C	C	N	N	E
N	N	N	N	N	N	Vehicle major service					N	N	C	C	P	P	E
N	N	N	N	N	N	Vehicle fueling center/light service					N	C	C	C	N	N	N
N	N	N	N	N	N	Vehicle Rental Establishment					P	N	P	P	P	P	P
N	N	N	N	N	N	Vehicle salvage yard/wrecking					N	N	N	N	E	E	E
N	N	N	N	N	N	Vehicle storage, long-term					N	N	E*	E*	E	E	E
RR1	RR2	RS	SFR	RG	RA	GOVERNMENTAL AND PUBLIC SERVICES					P	CR	UC	C	IP	I	AI
E	E	E	N	N	N	Communications tower					N	E	E	E	E	E	P
C	C	C	C	C	C	Laconia municipal government uses or facilities					C	C	C	C	C	C	C
E	E	E	E	E	E	Power generation facility					E	E	E	E	P	P	P
E	E	E	E	E	E	Utility					E	E	E*	E*	P	P	P
RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES					P	CR	UC	C	IP	I	AI
P	P	N	N	N	N	Agriculture, including livestock					N	E	N	N	N	N	P
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock					N	C	N	N	P	P	P
E	E	E	E	E	E	Cemetery					E	E	N	N	N	N	N
E	N	N	N	N	N	Earth materials processing/sawmill					N	N	N	N	N	E	E

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E	N	N	N	N	N	Excavation					N	N	N	N	N	E	E
P	P	P	N	N	N	Forestry					N	P	N	N	P	P	P
N	N	N	N	N	N	Junkyards					N	N	N	N	N	C	C
N	N	N	N	N	N	Landfill/resource recovery facility					N	N	N	N	N	C	C
RR1	RR2	RS	SFR	RG	RA	NONRESIDENTIAL ACCESSORY USES					P	CR	UC	C	IP	I	AI
N	N	N	N	N	N	Accessory docks					N	P	P	P	N	P	N
E	E	E	E	E	E	Building					P	P	P	P	P	P	P
P	P	P	P	P	P	Day care/nursery					P	P	P	P	P	P	P
N	N	N	E	N	N	Drive-through					E	P	P	P	P	P	P
N	N	N	N	N	N	Employee amenities					P	P	P	P	P	P	P
N	N	N	N	N	N	Outdoor storage					N	P	C*	C*	P	P	P
N	N	N	N	N	N	Retail outlet to industrial use					N	N	E	E	P	P	P
N	N	N	E	N	N	Take-out window					P	P	P	P	P	P	P
N	N	N	N	N	N	Storage containers					N	P*	P*	P*	P*	P*	P*
N	N	N	N	N	N	Storage trailers					N	N	N	N	P*	P*	P*

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